

ITEM 9-D

CITY OF ALAMEDA

Memorandum

To: Honorable President and
Members of the Planning Board

From: Andrew Thomas
Planning Services Manager
And
Jennifer Ott,
Chief Operating Officer, Alameda Point

Date: January 9, 2012

Re: Alameda Point Update: Implementing Land Use Amendments for Alameda Point Consistent with the Navy's Anticipated Conveyance of Alameda Point Property and the Goals Stated in the Recent Community Process

BACKGROUND

The Alameda Reuse and Redevelopment Authority (ARRA) and the United States Navy (Navy) entered into an Economic Development Conveyance (EDC) Memorandum of Agreement (MOA) in 2000, which authorized a no-cost conveyance of major portions of the former Naval Air Station Alameda (NAS Alameda) property, including Alameda Point and Bayport, to the ARRA consistent with the NAS Alameda Community Reuse Plan (Reuse Plan) adopted in 1996. The ARRA and Navy entered into Amendment No. 2 to the EDC MOA (Amendment No. 2) on January 4, 2012 that re-commits the ARRA and Navy to the Reuse Plan. Amendment No. 2 is consistent with the Term Sheet between the Navy and ARRA that was approved by the ARRA on October 5, 2011. Pursuant to these agreements, it is expected that conveyances of significant portions of the Alameda Point property will occur during 2012. While the Reuse Plan contemplated a total of 2,737 residential units, 2,011 were expected to be constructed on EDC Property. The 2,011 units available for the EDC Property include the 586 housing units already constructed at Bayport, which would allow 1,425 units of housing at Alameda Point. The Reuse Plan also contemplates approximately 5.5 million square feet of commercial and other non-residential uses at Alameda Point.

In the fall of 2010, the City held three community forums to evaluate the community's priorities related to the future development of Alameda Point and presented a "Community Planning Workbook" (Workbook) to the participants (Exhibit 1). In addition to the forums, staff provided online opportunities for residents and other stakeholders to complete the Workbook, held an Alameda Point Tenant Forum, and discussed the Workbook and community priorities for Alameda Point with the Planning Board, Economic Development Commission, Historical Advisory Board, Recreation and Parks Commission, and Transportation Commission. This community process resulted in

significant feedback from residents and businesses, which was highlighted in a Summary Report and presented to the ARRA Board on April 6, 2011 (Exhibit 2). The findings from this community involvement process addressed numerous topics related to land uses; land use districts; building types and neighborhood character; parks and open space; historic character, preservation and adaptive reuse; and transportation and mobility. Subsequently, staff held more focused community meetings on key issues related to infrastructure costs and financial feasibility, transportation, and sustainability. One of the key findings from this extensive process was how many of the goals and objectives included in the Reuse Plan generally remain valid and supported by the community.

DISCUSSION

With the work completed in 2010 with the community and the work completed with the Navy in 2011 on the conveyance of the property, staff is recommending that the City Council/ARRA authorize staff to begin a rezoning effort for Alameda Point. Although the Reuse Plan was adopted in 1996 and the General Plan Amendment was adopted in 2003, the existing zoning at Alameda Point (General Industrial with a Government Combining District (M-2/G)) predates the Navy's departure from Alameda.

To facilitate productive reuse and redevelopment of Alameda Point, it is essential that the zoning be amended to reflect the Reuse Plan and General Plan. It is also important that the zoning reflect the community's priorities for the future development of Alameda Point so that any future relationship with a development advisor or development partner(s) is built upon a clear and consistent policy foundation to reduce entitlement risk and delay in any future development efforts.

As the ARRA progresses with disposition and development of initial and subsequent phases at Alameda Point and considers entering into longer term leases in certain areas, it will be important to create land use districts that differentiate among sub-areas within Alameda Point by emphasizing predominant, ancillary, and excluded land uses within a given sub-area.

An initial set of zoning amendments for Alameda Point can be prepared cost-effectively by using much of the work already completed in the previous planning documents developed for Alameda Point, relying on staff work and input, and preparing an addendum to previous Environmental Impact Reports (EIR) prepared for the Reuse Plan, the 2003 Alameda Point General Plan Amendment, and the updated Transportation Element.

More specifically, the Land Use Amendments would delineate zoning within Alameda Point that would emphasize different predominant land uses for each sub-area. Each district would include a purpose statement, a list of permitted and conditionally permitted uses, the types of buildings allowed or required, height limits, other applicable overlay requirements (e.g., State Lands, biological opinion, etc.), and the entitlement

requirements and processes (e.g., transportation plan, infrastructure plan and design review.)

Any future disposition and development process, including for an initial phase, will be required to prepare a detailed plan, including design guidelines, street and streetscape standards and illustrative graphics, as well as a project EIR. This process will also include numerous public hearings with the Planning Board, other relevant commissions and the ARRA. The proposed initial zoning amendments are not intended to substitute for this more detailed work, but instead act as an initial amendment that will guide it.

The Amendment process will include a number of public hearings with the Planning Board and ARRA, including working sessions, presentations of draft amendments, and final recommendations, throughout the spring of 2012.

Staff plans to have an initial set of zoning amendments ready for Planning Board review by April 2012.

ENVIRONMENTAL REVIEW

Future actions by the Planning Board and City Council on the draft Land Use Amendments will be subject to CEQA. The necessary environmental documents will be prepared and presented to the Planning Board and City Council prior to any action on any draft zoning or General Plan amendments.

RECOMMENDATION

This report is provided for information purposes only.

Respectfully submitted,

Andrew Thomas
Planning Services Manager